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**64 WOODLEA DRIVE
SOLIHULL
B91 1PJ**

This extensively extended and beautifully remodelled four-bedroom home on a highly sought-after Solihull road boasts interconnecting reception spaces, a modern kitchen with bi-fold doors, a private garden with mature trees with stunning views over open parkland.

64 WOODLEA DRIVE

Nestled on one of Solihull's most desirable roads, this four-bedroom detached family home has been thoughtfully extended and remodelled to offer a perfect blend of modern living and timeless design. Boasting a spacious layout, the ground floor flows effortlessly through three interconnecting reception rooms, a stylish kitchen and a private rear garden overlooking scenic parkland.

The welcoming hallway, with a vaulted ceiling, sets the tone for this well-presented home, featuring tiled and wooden floors that enhance the sense of connection throughout.

Upstairs, four generous double bedrooms offer ample space, with the principal enjoying an en-suite and a modern family bathroom completes the upper level.

Externally, the home includes a large driveway with space for four cars, a large garage and a garden room offering versatile use. The elevated patio and landscaped gardens, complete with a pond, provide a tranquil space for entertaining or unwinding. With its proximity to local amenities and excellent schools, this property is the epitome of contemporary family living.

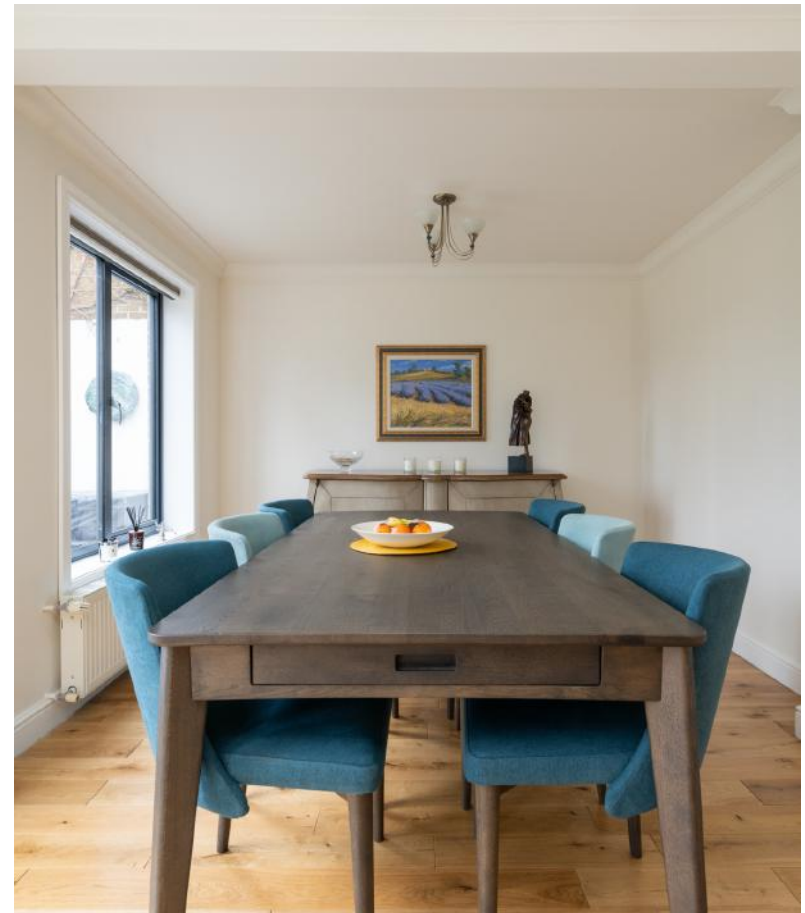




The ground floor of this extended home offers a warm and inviting layout. A vaulted-ceiling hallway leads to spacious reception rooms that seamlessly interconnect, creating the perfect space for family living and entertaining. The modern kitchen, complete with integrated appliances and bi-fold doors, opens to a large patio, blending indoor and outdoor living effortlessly.

Practical features include a utility room with access to the garage and a cloakroom. The rear garden, with mature trees and parkland views, provides a serene backdrop, while the garden room offers a versatile space for work or relaxation.





The first floor features four double bedrooms, each designed to maximise space and light.

The principal bedroom includes an en-suite shower room, while the family bathroom boasts a freestanding bath and walk-in shower. Two of the bedrooms feature vaulted ceilings with exposed painted beams, adding a sense of character and charm to the modern design.

Throughout, replacement black powder-coated aluminium windows enhance the clean and contemporary aesthetic.



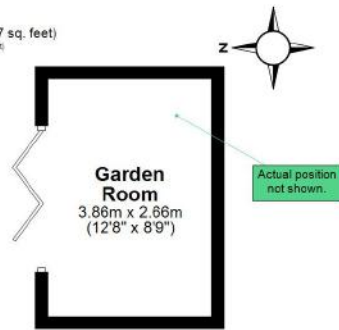





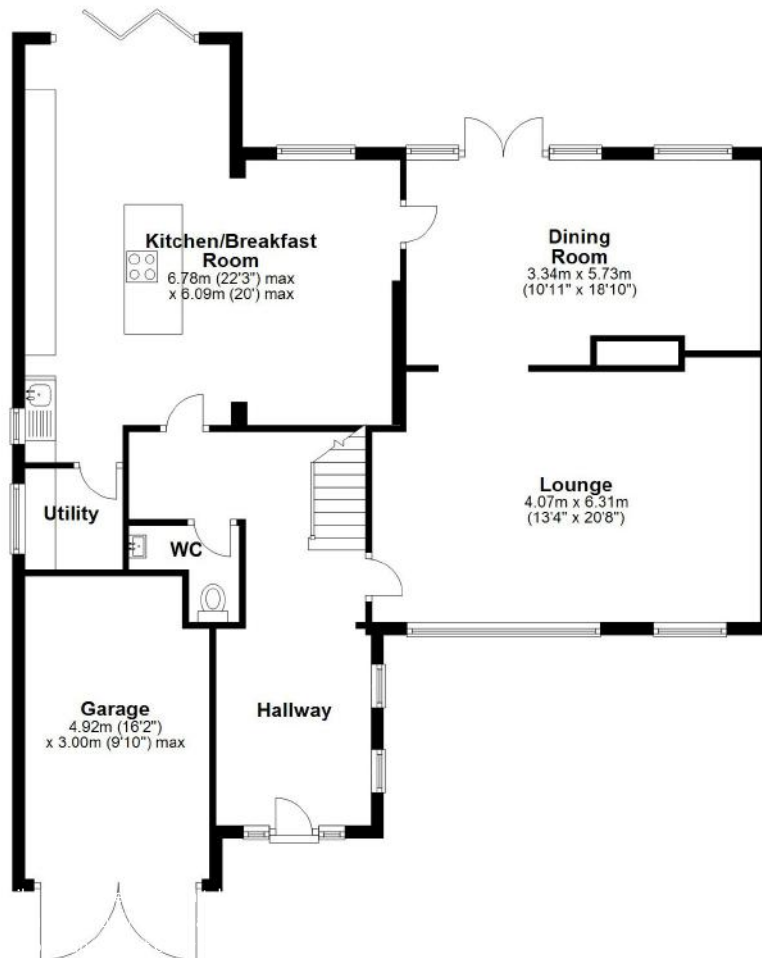


The private rear garden is a standout feature, offering an elevated patio with views of open parkland. Mature trees and landscaping create a peaceful retreat, complemented by a koi carp pond that could be transformed into a hot tub or fire pit. The garden room is a versatile addition, ideal for use as a home office or gym. The large driveway provides parking for four cars, while the wider-than-average garage offers additional storage.

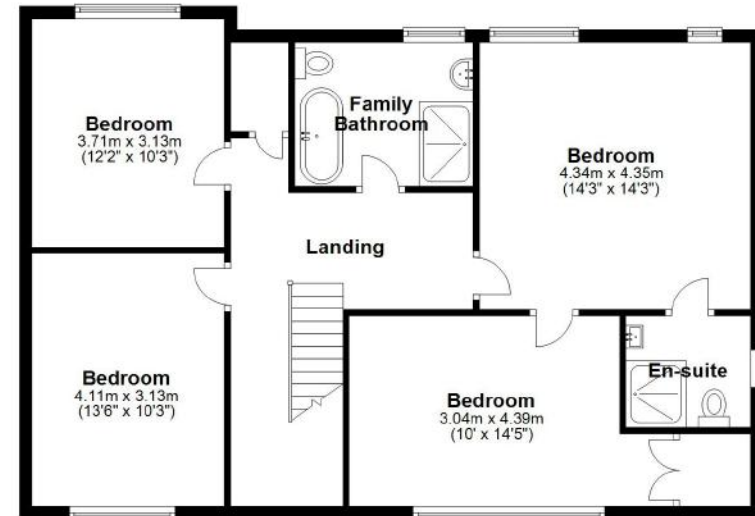
Ground Floor Main area: approx. 116.4 sq. metres (1252.7 sq. feet) Plus gardenroom: approx. 10.3 sq. metres (110.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	71	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	71	77
E		
(21-38)		
F		
(1-20)	71	77
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



First Floor Approx. 88.7 sq. metres (954.5 sq. feet)



Main area: Approx. 205.1 sq. metres (2207.2 sq. feet)
Plus garden room: approx. 10.3 sq. metres (110.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

- Four Spacious Double Bedrooms
- Interconnecting Reception Rooms
- Modern Kitchen with Bi-Fold Doors
- Elevated Patio with Parkland Views
- Versatile Garden Room
- Large Driveway with Space for Four Cars
- Vaulted Ceilings with Painted Beams
- Private Garden with Mature Trees
- No Upward Chain

TENURE Freehold

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

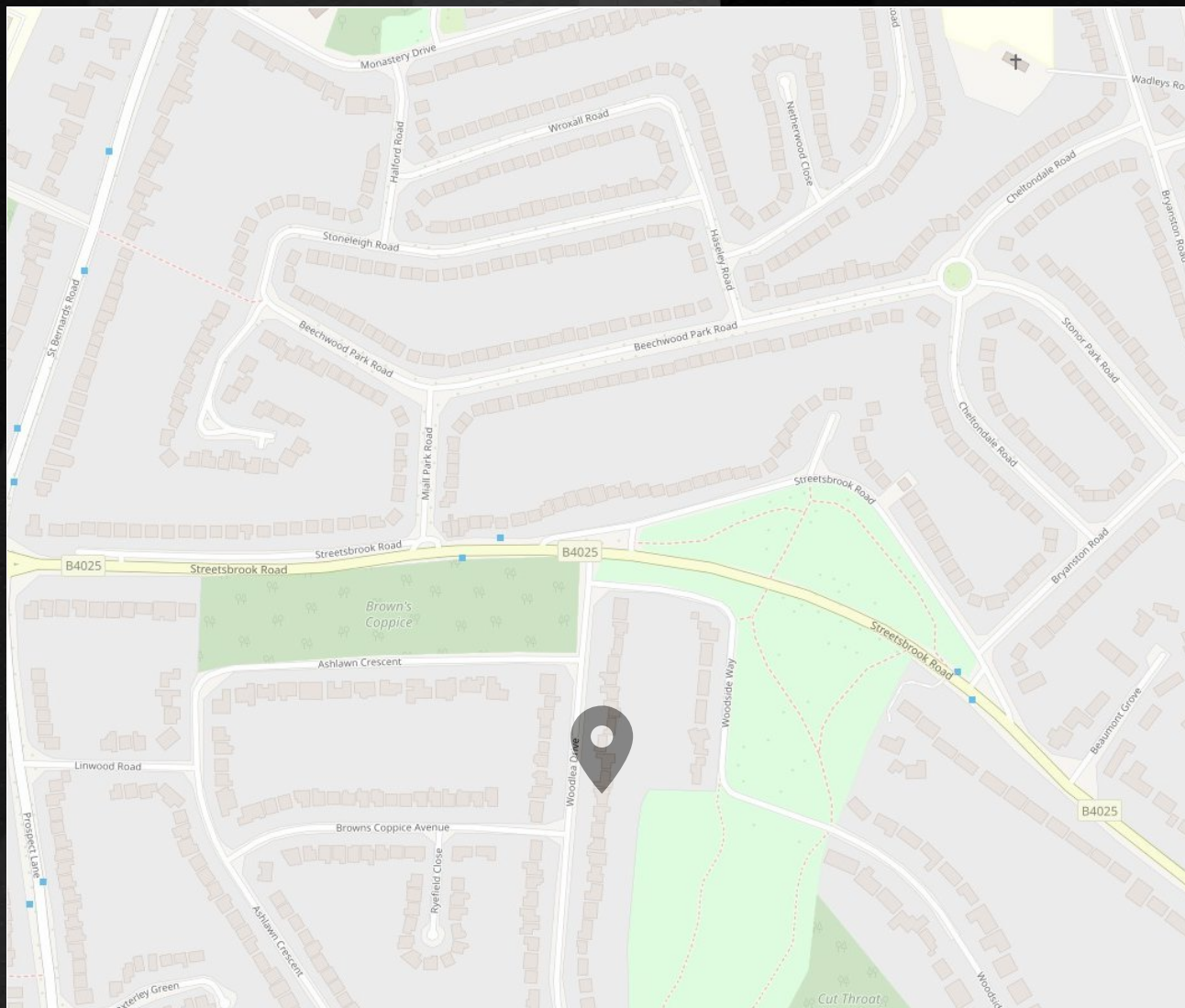
Type	Max download speed	Max upload speed
Standard	9 Mbps	0.9 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, Virgin Media, CityFibre

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)
 @ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Perfectly positioned to take advantage of all the amenities Solihull Town Centre has to offer including the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track, as well as Solihull's many shops, restaurants, bars and the John Lewis department store. Solihull Train Station is just a 20 minute walk and Arden Sports & Tennis Club is literally across the road.

The M42 and M40 motorways provide fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station are also just a short drive away.

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